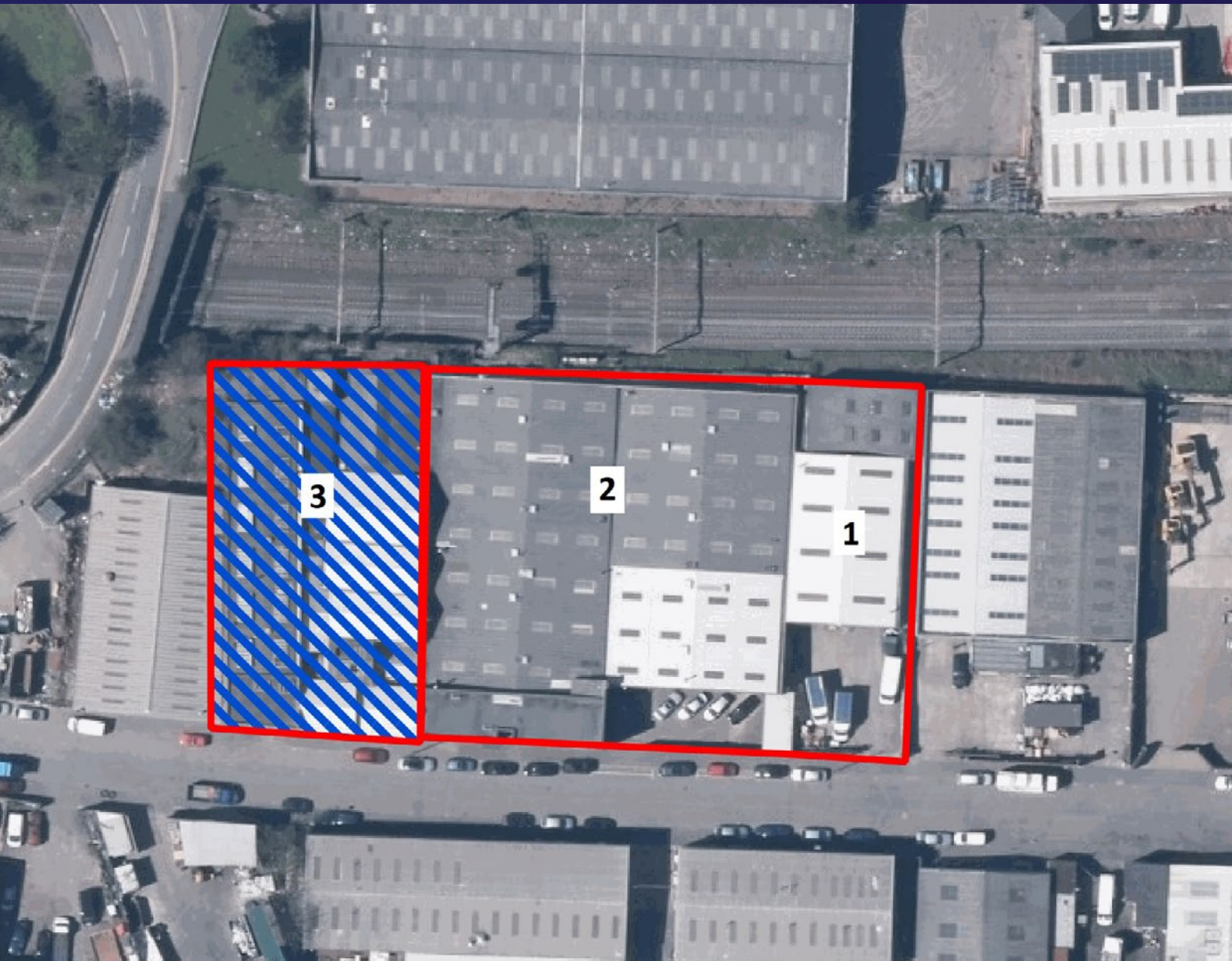


FOR SALE

ST CLEMENTS ROAD
NECHELLS, BIRMINGHAM, B7 5AF



INDUSTRIAL/WAREHOUSE PREMISES

28,904 sq ft (2,685.3 sq m) (Approx. Total Gross Internal Area)

- 2 miles from Birmingham City Centre
- Available as a whole or in part
- Opportunity for expansion/additional yard space

LOCATION

The properties are located on St Clements Road, Nechells, an established industrial area between Aston and Saltley.

St Clements Road is a short distance from Heartlands Parkway (A47) which provides easy access into Birmingham, and Thimblemill Lane (B4132) which directly accesses the Aston Expressway (A34(M)).

Birmingham city centre is located approx. 2 miles to the South West.

National Motorway access is provided by Junction 6 of the M6 (approx. 2 miles distant) via Thimblemill Lane and Lichfield Road (A5172).



DESCRIPTION

Building 1

A brick/block elevated, profile metal clad, end terraced industrial/warehouse unit surmounted by a pitched roof incorporating translucent roof lights and sodium lamps.

The unit benefits from an eaves height of approximately 5.5m, a suspended gas fired warm air blower, 2 level access roller shutter doors, 2-storey office accommodation, W.C facilities and a dedicated secure surfaced yard and parking area.

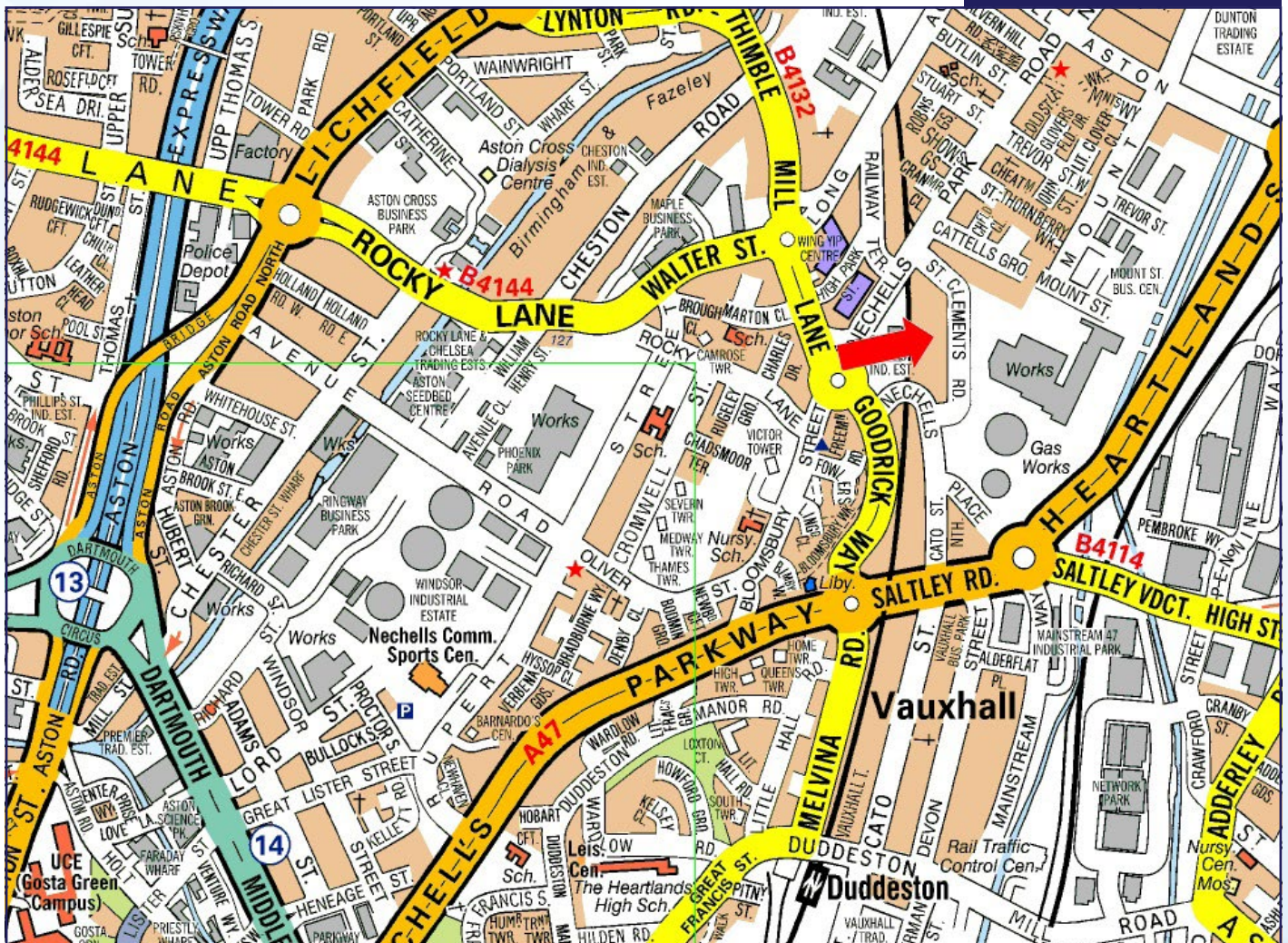
Building 2

A two-bay brick/block elevated, industrial/warehouse unit with a pitched roof incorporating translucent roof lights and sodium lamps.

The unit benefits from integral offices, canteen and W.C facilities located at the front of the unit as well as suspended air blowers and a securely gated car park (for approximately 8 cars).

Building 1 and 2 are connected via an electric roller shutter and both buildings are available with separate services if required.

POSTCODE: B7 5AF



ACCOMMODATION

Building 1	SQ M	SQ FT
Warehouse	453.1	4,877
Offices / staff facilities	31.6	340
TOTAL Approx. Gross Internal Area	484.7	5,217

Building 2	SQ M	SQ FT
Warehouse	1,966.8	21,170
Offices / staff facilities	233.8	2,517
TOTAL Approx. Gross Internal Area	2,200.6	23,687

TOTAL	SQ M	SQ FT
TOTAL Approx. Combined Gross Internal Area	2,685.3	28,904

TENURE

Building 1 Available freehold with vacant possession.

Building 2 Available Long Leasehold at a peppercorn rent that expires in March 2114. There are therefore approximately 94 years unexpired.



PRICE

£1,250,000 exclusive, for buildings 1 and 2 combined.

The yard/ parking area shaded blue is potentially available by separate negotiation. The building on site can be demolished.

RATES

To be separately assessed.

PLANNING

The property is suitable for light industrial, general industrial or warehousing uses (B1, B2 & B8) subject to the necessary planning consents being obtained.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

EPC

Available upon request from the Agents.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING Strictly via sole agents

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www.harrislamb.com

SUBJECT TO CONTRACT Ref: G6426 Date: 01/20

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

